



Special Concurrent City Council & Planning Commission Worksession Minutes

February 23, 2015

COUNCIL MEMBERS
PRESENT:

Mayor Debbie Goettel, Michael Howard, Edwina Garcia, Tom Fitzhenry, and Pat Elliott

COUNCIL MEMBERS
ABSENT:

None

COMMISSIONERS
PRESENT:

Chairperson Rick Jabs, Commissioners Susan Rosenberg, Dan Kitzberger, Charles Standfuss, Gordon Vizecky, Erin Vrieze Daniels, and Sean Hayford Oleary

COMMISSIONERS
ABSENT:

None

STAFF PRESENT:

Steve Devich, City Manager
John Stark, Community Development Director
Melissa Poehlman, City Planner

OTHERS PRESENT:

Mark Krogh – JAVA, Developer
Patrick Sarver – Civil Site Group, Engineer
Nathaniel Shea – Tanek, Architect
Gregory Dolphin – Dolphin Fast Food, Burger King owner

Chairperson Rick Jabs called the meeting to order at 6:03 p.m. in the Bartholomew Room.

ITEM #1 DISCUSSION REGARDING A REDEVELOPMENT PROPOSAL FOR A BURGER KING AT 7733 PORTLAND AVENUE (COUNCIL MEMO NO. 14 / PLANNING COMMISSION MEMO NO. 4)

City Planner Poehlman stated that a Comprehensive Plan Amendment and Rezoning would be required.

Developer Mark Krogh described the proposed project and its site layout.

Council Member Fitzhenry inquired about hours of operation, odor control.

Mayor Goettel inquired about lighting and the project's timeline.

Community Development Director Stark clarified the reason for the Comprehensive Plan and zoning amendments: primarily two-story buildings required, buildings should be pulled up to street frontage, and 25% building coverage required on the lot.

Mr. Krogh addressed practical difficulty and financial infeasibility of acquiring neighboring properties.

Mayor Goettel inquired about parking adequacy.

City Planner Poehlman stated that parking meets Burger King's requirements, but not City standards.

Chairperson Jabs inquired about their site selection process.

Mr. Dolphin responded that it was based on success of former Burger King nearby (adjacent to Menards).

Commissioner Kitzberger inquired about the drive-thru layout.

Discussion continued regarding siting the building on the property.

General consensus among the City Council and Planning Commission Members was to encourage the developer to continue moving forward.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:45 p.m.

Date Approved: March 10, 2015

Debbie Goettel
Mayor

Cheryl Krumholz
Executive Coordinator

Steven L. Devich
City Manager